

Property Upgrades & Features

3235 Ginter Lane | Katy, Texas 77494

Smart Home & Technology

- Savant smart home automation system (multi-room audio & remote TV control)
- Lutron smart lighting control system (phone controlled)
- iAquaLink pool controls (remote access)
- Hik-Connect exterior camera system (remote viewing)
- Nest thermostats
- Flow by Moen water leak detection system
- Lockley remote-controlled side door lock
- MyQ remote-controlled garage door (one bay)

Interior Features & Finishes

- Haiku brand ceiling fans (Primary Suite, Main Living, Game Room)
- 8 mounted televisions (included)
- Automatic electric shades (Kitchen, Game Room, Workout Room)
- Four tankless water heaters
- Extensive walkable attic storage
- Built-in cabinetry (Study, Main Living, Game Room)
- Step-down wine room with custom cabinets & wine racks
- Stone-accent interior walls (Primary Bedroom & Dining Room)
- Surround sound (Primary Suite, Main Living, Game Room, Media Room)
- Media room with stadium seating, projector & audio equipment
- 11' ceilings on first floor
- New carpet in all bedrooms & upstairs living suite/game room
- Custom cabinetry (Kitchen, Main Living, Game Room)
- Hardwood floors throughout main living areas & corridors

- Extra-large laundry room with separate refrigerator
- Dedicated full-size workout room/gym
- Monogram kitchen appliances
- Walk-through primary shower (main heads, two handhelds & rainfall head)
- Vaulted ceiling guest suite
- Built-in ironing board (Primary Closet)
- Pull-down hanging bars in four bedroom closets
- Computer nook/desk outside two secondary bedrooms

Exterior & Outdoor Living

- Big Ass Fan on back porch
- Outdoor kitchen with Primo smoker
- Backyard fire pit & sitting area
- Pickleball court
- Spa & swimming pool
- Gas-powered generator

Property Infrastructure & Financial Benefits

- No MUD tax
- Private lot-specific water well (no water bills)
- Lot-specific septic system
- Full house water softener system
- Four-car garage (lift-ready height)
- Separate stair access from garage to upstairs living suite & game room